096.0	0004	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	994,500 / 994,500
					USE VALUE:	994,500 / 994,500
					ASSESSED:	994,500 / 994,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		HARTFORD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOULD KEVIN A
Owner 2:	FRIEDMAN L. JEANNE
Owner 3:	
Street 1:	22 HARTFORD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .297 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1986, having primarily Vinyl Exterior and 3062 Square Feet, with 1 Unit, 0 Bath, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12955.000	428,400		566,100	994,500
Total Card	0.297	428,400		566,100	994,500
Total Parcel	0.297	428,400		566,100	994,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 324.79 | /Parcel: 324.79

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 63040

GIS Ref

GIS Ref

Insp Date 09/21/18

!7879!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 096.0-0004-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	428,400	0	12,955.	566,100	994,500		Year end	12/23/2021
2021	101	FV	413,100	0	12,955.	566,100	979,200		Year End Roll	12/10/2020
2020	101	FV	413,100	0	12,955.	566,100	979,200	979,200	Year End Roll	12/18/2019
2019	101	FV	347,400	0	12,955.	566,100	913,500	913,500	Year End Roll	1/3/2019
2018	101	FV	347,400	0	12,955.	485,200	832,600	832,600	Year End Roll	12/20/2017
2017	101	FV	347,400	0	12,955.	452,800	800,200	800,200	Year End Roll	1/3/2017
2016	101	FV	347,400	0	12,955.	388,200	735,600	735,600	Year End	1/4/2016
2015	101	FV	330,400	0	12,955.	347,700	678,100	678,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:20:35

LAST REV

Date	Time
05/07/19	14:59:20
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7879

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GURR DANNY	28558-340		5/11/1998		430,000	No	No	Y	

USER DEFINED

Prior Id # 1:	63040
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/8/2008	902	Redo Bat	7,344					

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	Missed Appt.	BS	Barbara S
9/21/2018	MEAS&NOTICE	BS	Barbara S
2/20/2009	Meas/Inspect	372	PATRIOT
11/17/1999	Inspected	264	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12955		Sq. Ft.	Site		0	70.	0.62	4									566,056						566,100	

Total AC/HA:	0.29741	Total SF/SM:	12955	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	566,056	Spl Credit		Total:	566,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1986	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	12.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	12.1	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.16826248
Const Adj.:	1.00191343
Adj $ / SQ:	128.755
Other Features:	91274
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	487383
Depreciation:	58973
Depreciated Total:	428410

COMMENTS

OF=WHIRLPOOL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:		HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

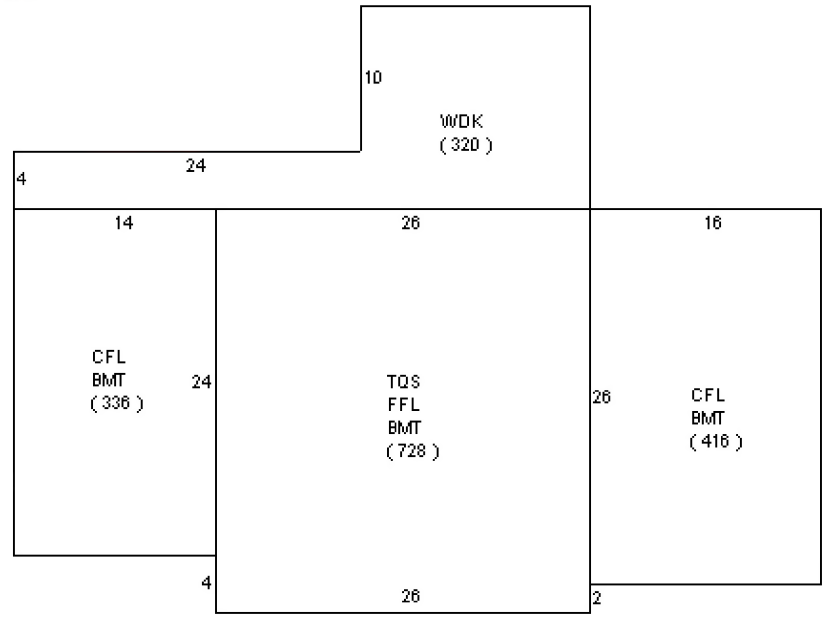
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	141.63
Special Features:	0	Val/Su Net:	111.97
Final Total:	428400	Val/Su SzAd	211.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,480	56.200	83,178
CFL	Cathflr	752	135.190	101,665
FFL	First Floor	728	128.750	93,733
TQS	3/4 Story	546	128.750	70,300
WDK	Deck	320	9.140	2,926

Net Sketched Area:	3,826	Total:	351,802
Size Ad	2026	Gross Area	4008	FinArea	3062
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

096.0-0004-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	